



## 1905 6 Avenue Calgary Alberta

\$629,900

Incredible Investment Opportunity in Desirable West Hillhurst! Sitting on a spacious 461 square meter lot, this property offers limitless potential for redevelopment, renovating, or building your dream home. With a large double garage and ample yard space, it's a rare find in one of Calgary's top neighborhoods. The location is second to none—situated directly across the street from the outdoor pool, community centre, tennis courts, and ball diamonds. Plus, it's just a 1-minute walk to the local high school, making it ideal for families or rental tenants. West Hillhurst is known for its vibrant community, close proximity to downtown, parks, pubs and coffee shops, and excellent amenities. This is your chance to secure a prime property in one of Calgary's most sought-after areas! Don't miss out on this fantastic investment opportunity. (id:6769)

Den 10.17 Ft x 7.92 Ft  
Other 10.58 Ft x 8.08 Ft  
2pc Bathroom .00 Ft x .00 Ft  
Sunroom 15.75 Ft x 5.67 Ft  
Other 13.08 Ft x 10.67 Ft  
Living room 14.42 Ft x 10.33 Ft

Primary Bedroom 12.25 Ft x 8.33 Ft  
4pc Bathroom .00 Ft x .00 Ft  
Bedroom 12.83 Ft x 10.75 Ft  
Bedroom 10.33 Ft x 8.33 Ft  
3pc Bathroom .00 Ft x .00 Ft

Listing Presented By:



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**RE/MAX Realty Professionals**

#10, 6020 - 1A ST SW , Calgary, AB,

Phone: 403-259-4141  
[darylcarlson@shaw.ca](mailto:darylcarlson@shaw.ca)